

For Sale



2570 & 2578 Agricola Street, Halifax, Nova Scotia

Premier office building with parking in sought-after
North End Halifax



The Opportunity

Seize this extraordinary opportunity to acquire a state-of-the-art building along vibrant and sought-after Agricola Street. Built in 2009 and designed by well-known architect Geoff Keddy, 2570 Agricola Street is a distinguished three-storey office property featuring exquisite, high-end finishes. Positioned perfectly at the corner of Agricola and Willow Streets, the building offers exceptional visibility and stands as a landmark in the community with its distinctive architectural design.

Perfectly situated for an owner-occupier, the property's thoughtfully designed interiors prioritized both functionality and sophistication. Each of the three floors boasts high ceilings, abundant natural light, and a thoughtfully consistent layout. The three levels feature open workspaces, private offices, a boardroom, and a double-stall washroom. The third floor elevates the offering with a private patio and a beautiful fully equipped kitchen, creating an ideal space for both work and comfort. While the building is currently utilized as single-tenant use, it can easily accommodate multiple tenants, as each level features secure, independent access.

Adding further value, the offering includes a vacant lot, 2578 Agricola Street, located just fifteen-meters away, providing off-street parking - an invaluable amenity in Halifax's bustling North End.

Additionally, the property between the two subject properties, is under the same ownership. The property is not currently listed for sale but may be available as part of a package deal with the subject properties.

Opportunities of this caliber are rare. Do not miss your chance to acquire a landmark asset in a premier location.

Offering Price: \$2,950,000





Property Overview

LISTING ID 10422

ADDRESS 2570 & 2578 Agricola Street, Halifax

PROPERTY TYPE
2570 Agricola Street: Three-storey single unit office building
578 Agricola Street: Paved parking lot
Agricola Street: Small portion of land alongside three-storey office building

PIDS 00169326 / 00169300 / 41177486

BUILDING SIZE 2570 Agricola Street: 5,400 sq. ft.

LOT SIZE
2570 Agricola Street: 2,520 sq. ft.
2578 Agricola Street: 2,548 sq. ft.
Agricola Street: 60 sq. ft.

ZONING Centre Plan 1 (CEN-1)

VIRTUAL TOUR [Click here for Virtual Tour of the Property](#)

AERIAL VIDEO [Click here for Aerial Video of the Property](#)

OFFERING PRICE \$2,950,000



Location Overview

Situated at the cusp of the city's downtown, North End Halifax stands as a vibrant and rapidly revitalizing neighbourhood. Brimming with culture and creativity, this area is home to charming cafes, renowned restaurants and bakeries, welcoming fitness studios, and picturesque saltbox houses. Conveniently positioned, Downtown Halifax is within walking distance, providing locals the opportunity to enjoy all the amenities it has to offer without the hassle of parking.

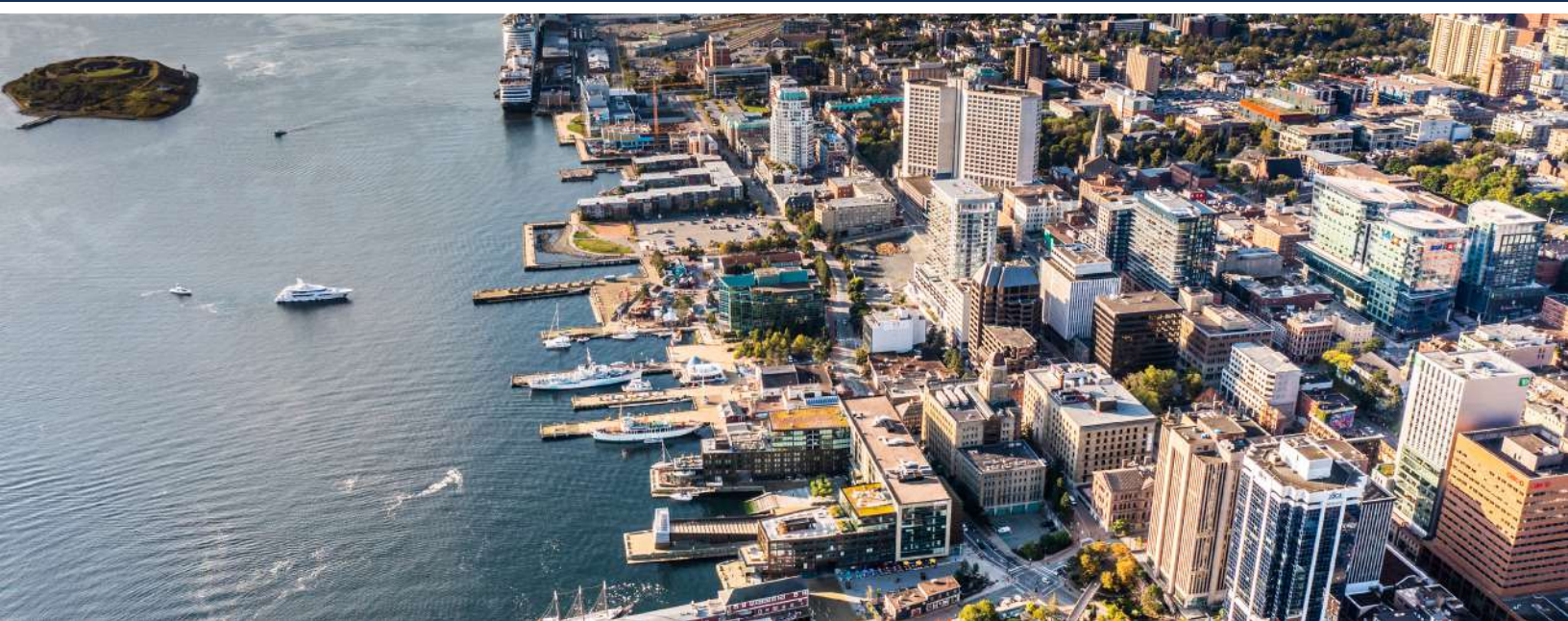
Anchored by a strong community spirit, North End Halifax offers not only excellent entertainment and a rich history, but also a seamless blend of modern vibrancy and historical charm. The area has witnessed sustainable growth over the past decade and displays a continued momentum with no signs of slowing down. North End Halifax is the city's best-kept secret for local organizations, as it is home to over 350 businesses in the North End Business Association.



Halifax Advantages

- **Highly Educated and Diverse Work Force:** Halifax is home to a diverse and well-trained workforce. With ten universities and fourteen community college campuses, Nova Scotia boasts the highest per capita concentration of university students in graduates in Canada
- **Access to International Markets:** Located on the East Coast of North America, Halifax offers a prime location for the seamless transportation of goods, people, and services worldwide, utilizing robust road, rail, air, and sea networks
- **Way of Living:** In 2021, Halifax was ranked the number-one place to live in Canada by Mcleans. Combining both cosmopolitan and laid-back living, the city provides a high quality of life, with affordable housing prices, top-notch Internet access, a wide variety of bars and restaurants, and easy access to outdoor recreation
- **Immigration Retention:** Nova Scotia's immigration retention rate is the highest in Atlantic Canada at 71%

Source: halifaxpartnership.com, investnovascotia.ca, Mcleans.ca



Halifax Demographics



TOTAL
POPULATION

492,199

2023



POPULATION
GROWTH

4.1%

July 2022 - July 2023



ESTIMATED
POPULATION

541,000

2041

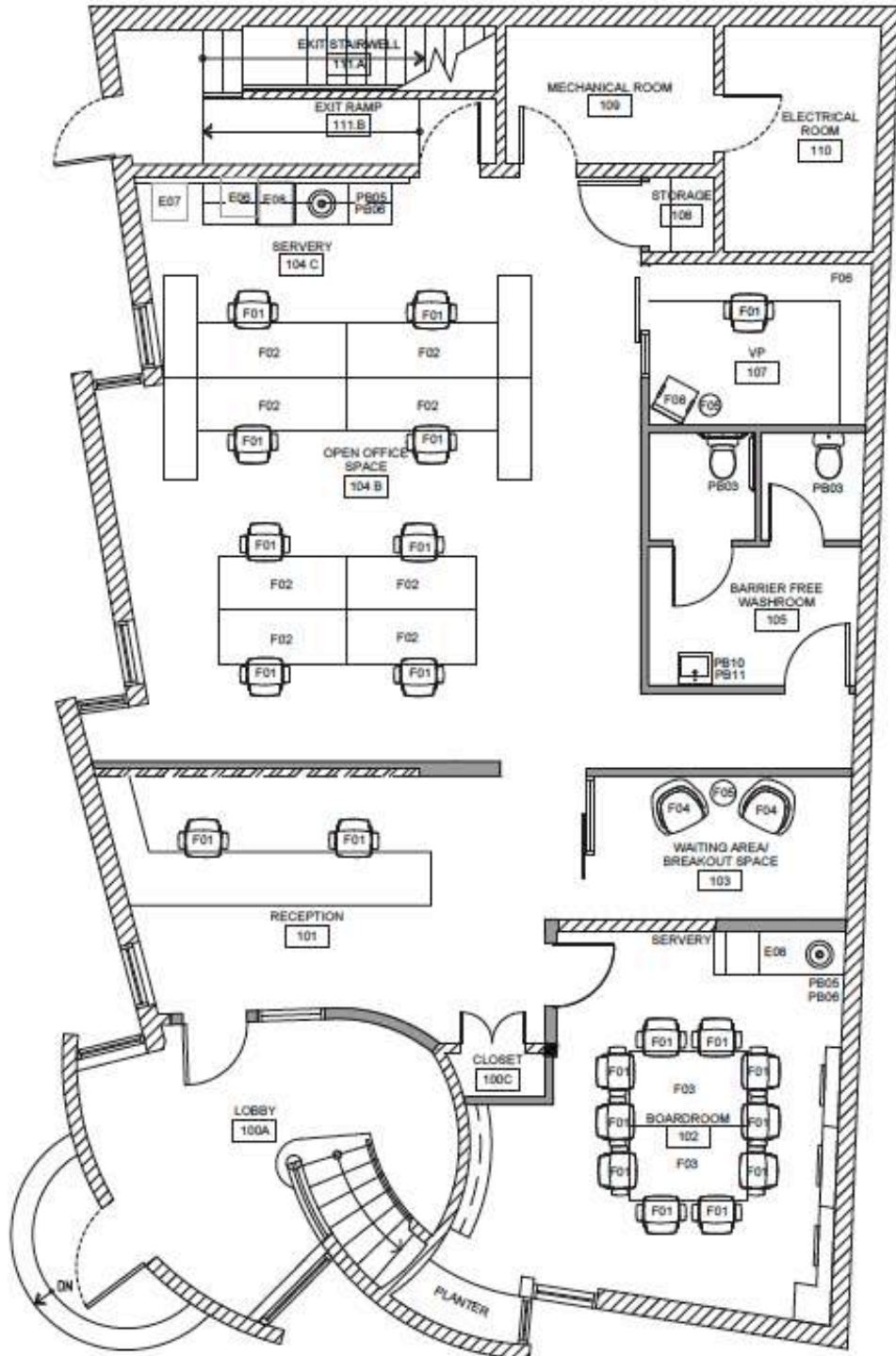
Building Highlights

BUILDING CONSTRUCTION	Aluminum studs on concrete slab and concrete pan floors
EXTERIOR	Ceramic tile and stucco
ROOF	Asphalt rolled flat roof
DOORS	Fire rated (where necessary), aluminum framed glass on sliders
WINDOWS	Aluminum double glazed
FLOORING	Carpet tile, engineered hardwood, and ceramic tile throughout
ELECTRICAL	Two (2) 200-Amp panels
HVAC	Three (3) roof-top units
CEILING HEIGHT	14-feet
SIGNAGE	Prominent signage opportunities
FRONTAGE / EXPOSURE	Corner lot with excellent exposure along Agricola Street
FURNISHINGS	Some furnishings may be available for purchase through negotiation



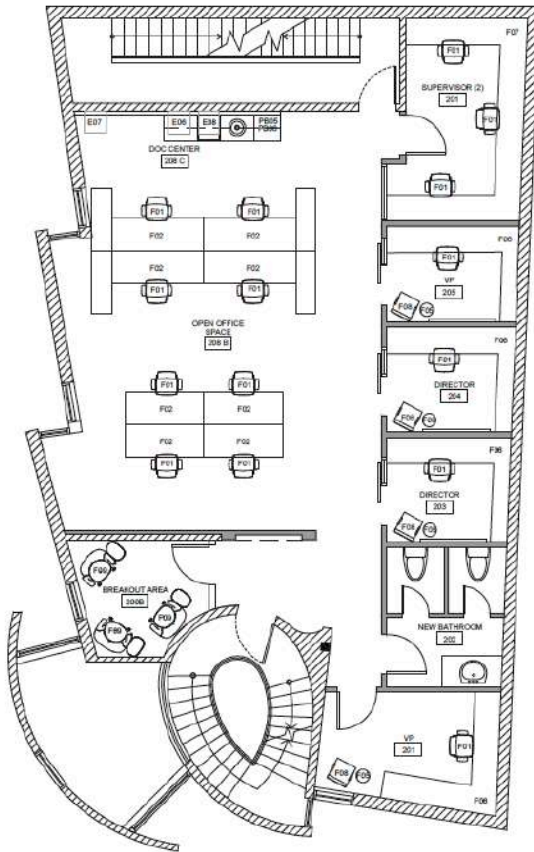
Floor Plans

First Floor

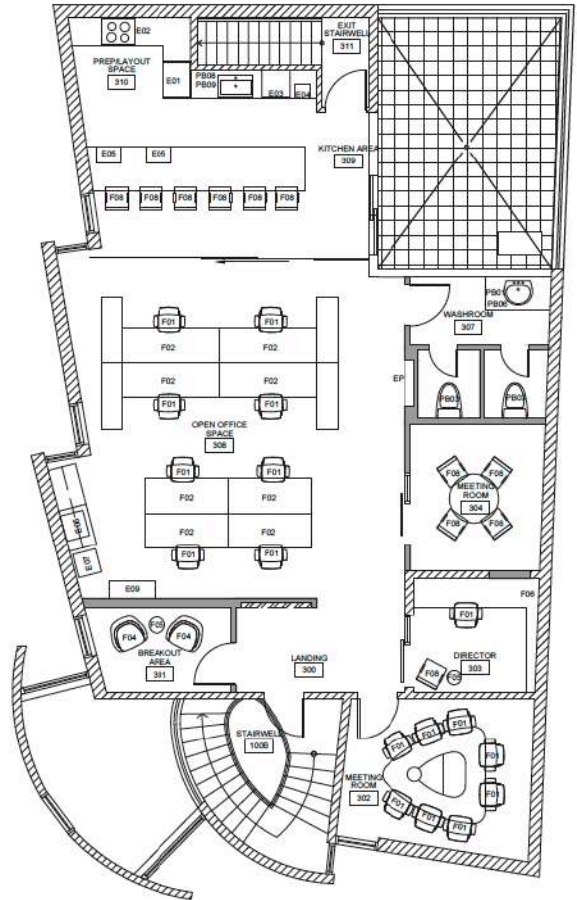


Floor Plans

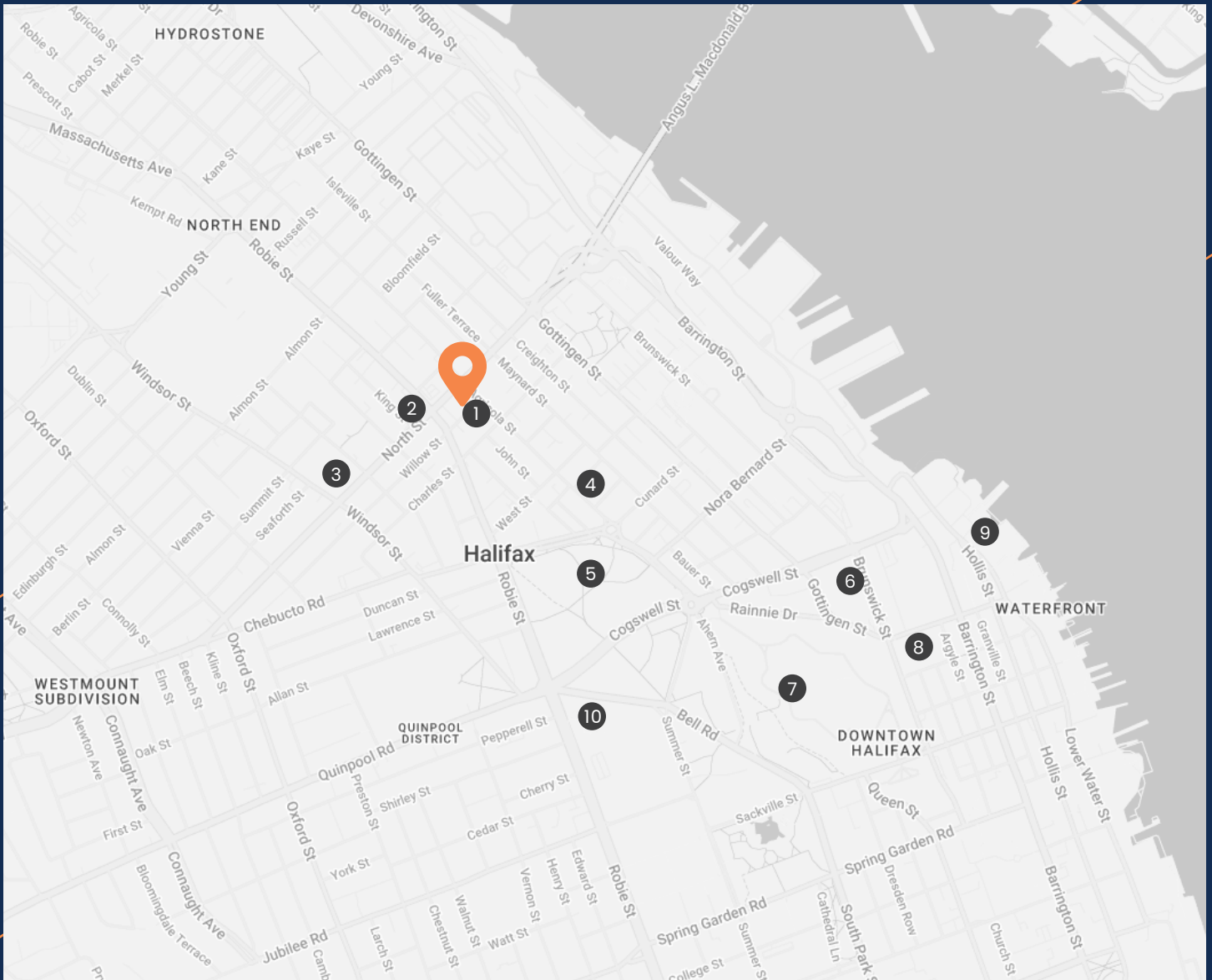
Second Floor



Third Floor



Surrounding Amenities



- ① Agricola Street Brasserie
- ② Java Blend Coffee Roasters
- ③ Sobeys Windsor Street / Lawton's
- ④ Cafe Lara
- ⑤ Halifax Commons / Emera Oval
- ⑥ Hampton Inn by Hilton
- ⑦ Halifax Citadel National Historic Site
- ⑧ Scotiabank Centre
- ⑨ Halifax Ferry Terminal
- ⑩ Halifax Infirmary @ QEII / QE11 Health Sciences Centre

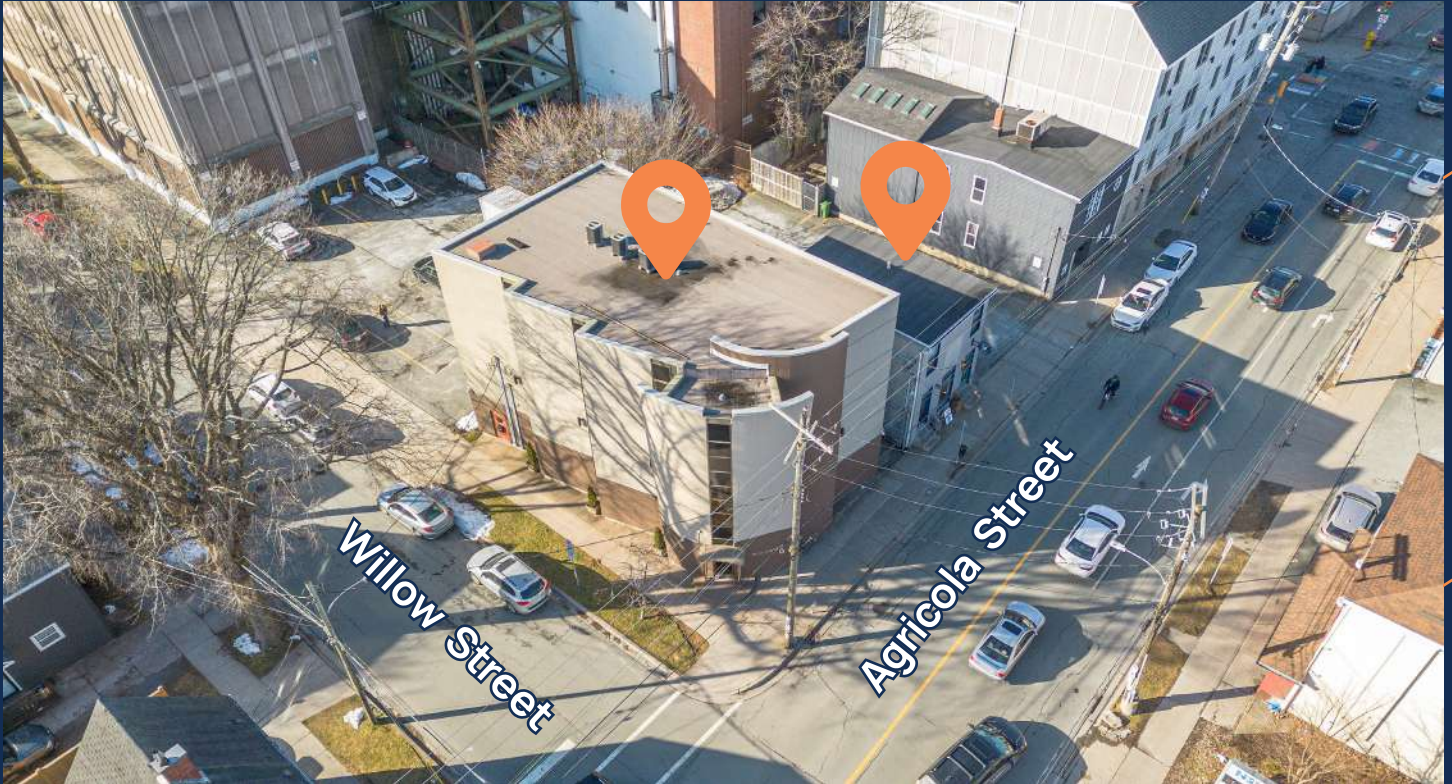
Downtown Halifax
DRIVE TIME: 5 MINUTES

Downtown Dartmouth
DRIVE TIME: 6-9 MINUTES

Bedford
DRIVE TIME: 14-16 MINUTES

Halifax Stanfield Int'l Airport
DRIVE TIME: 25-30 MINUTES

Aerial Photos

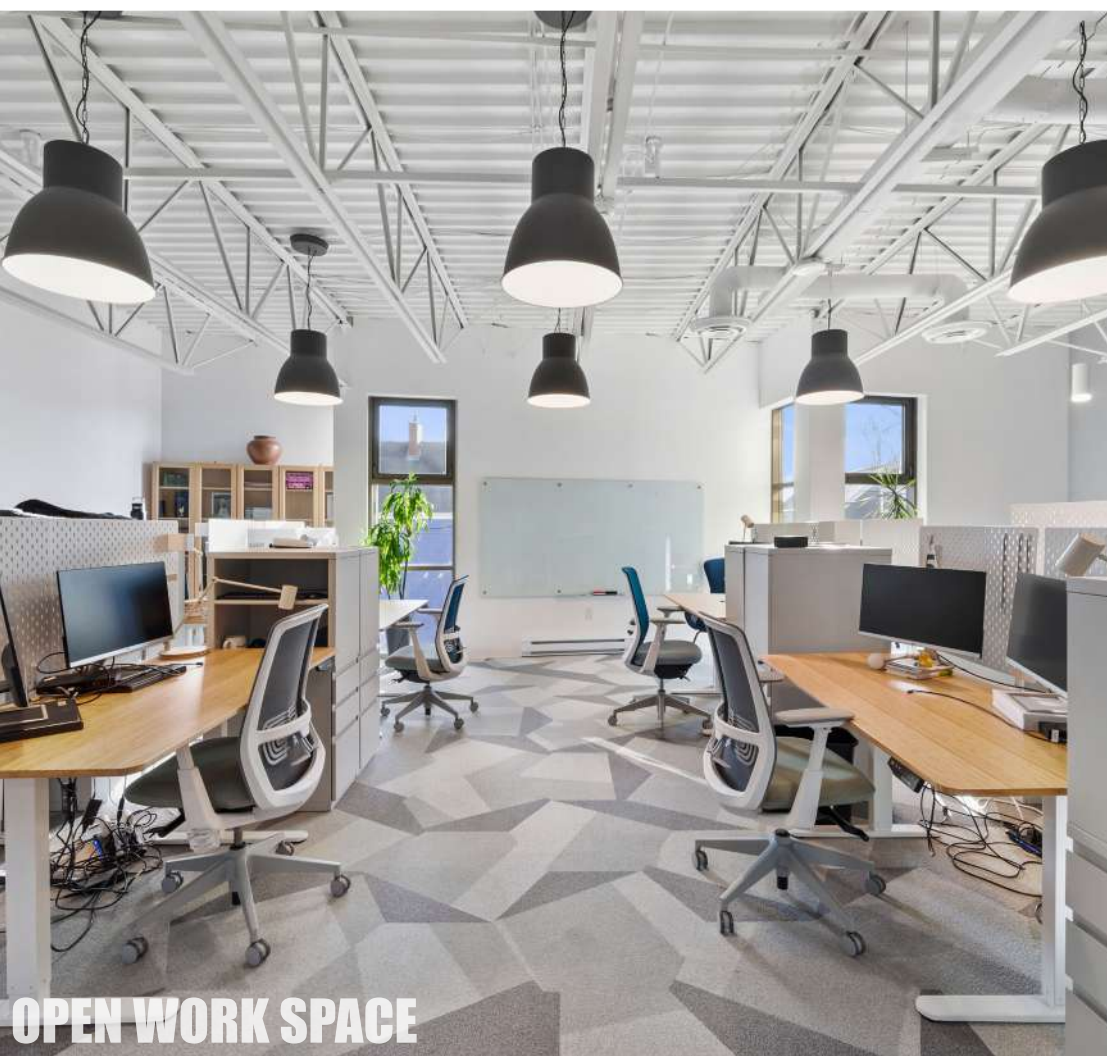




RECEPTION



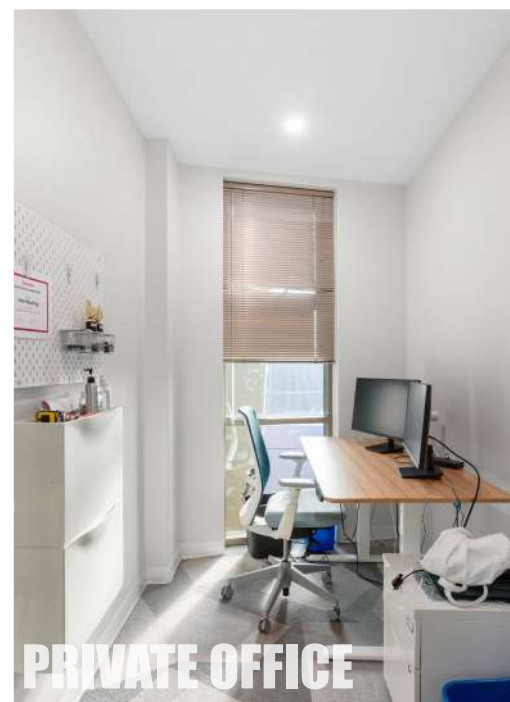
COMMON AREA



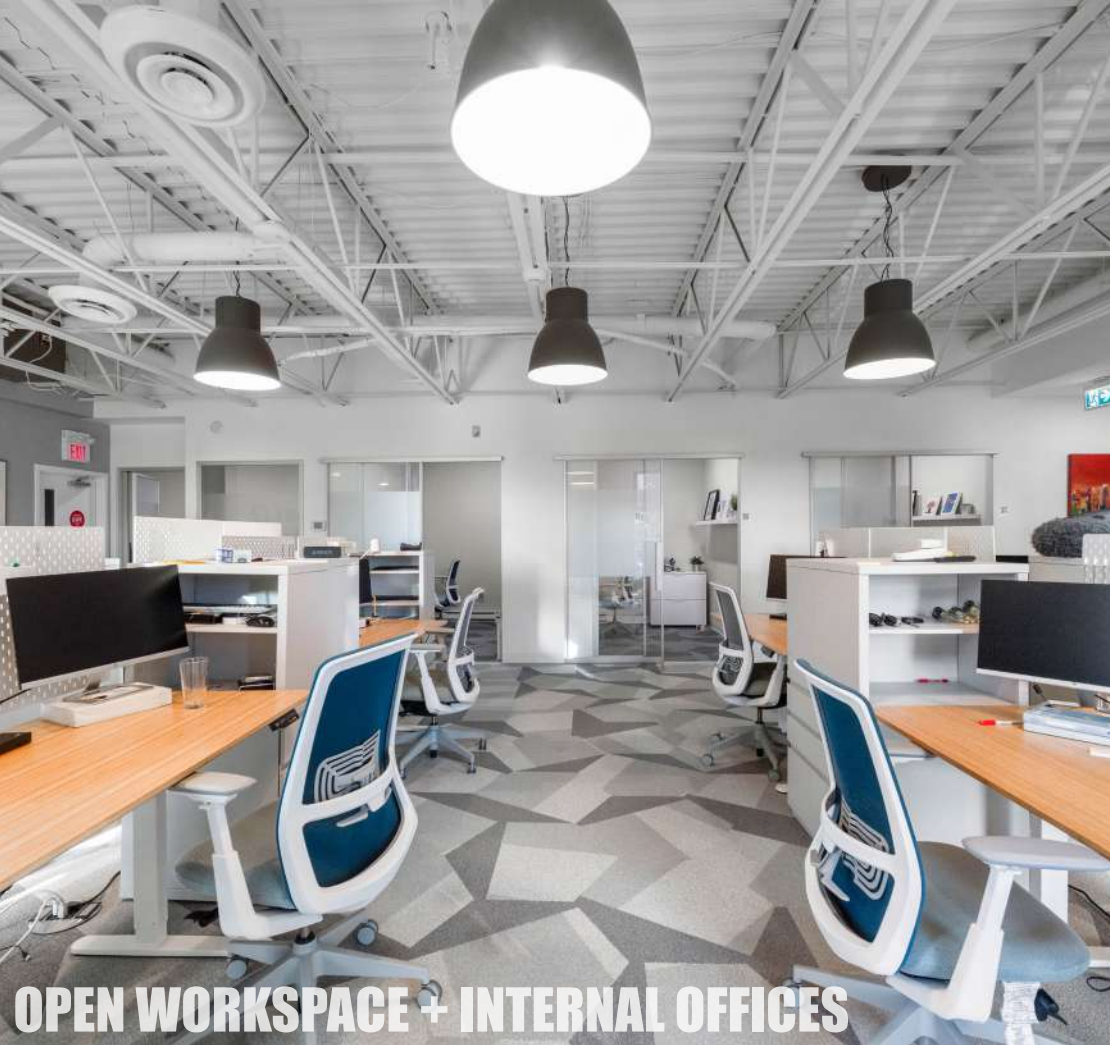
OPEN WORK SPACE



WASHROOM



PRIVATE OFFICE



OPEN WORKSPACE + INTERNAL OFFICES



BOARDROOM



WAITING AREA



FULL KITCHEN



THIRD LEVEL LANDING



Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.

Rod Winters

☎ (902) 223-5781
✉ rod@partnersglobal.com

Matt Ross

☎ (902) 324-1101
✉ matt@partnersglobal.com

